

ESCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
DECEMBER 20, 2018

CASE NO. 20-2019

A request by Civil & Environmental Consultants, Inc. (agent), on behalf of Missouri Alpha of Phi Kappa Psi, a Missouri Corporation (owner), requesting approval of a one-lot final minor subdivision plat to be known as "Missouri Alpha of Phi Kappa Psi Subdivision" and approval of a design adjustment to Section 29-5.1(c)(4) and Appendix A of the Unified Development Code relating to dedication of additional right-of-way. The 3.96-acre property is addressed 809 S. Providence and is zoned R-2 (two-family dwelling) and R-MF (multiple-family dwelling). (This item was tabled at the December 6, 2018 Planning and Zoning Commission meeting).

MS. LOE: May we have a staff report, please.

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. We are recommending approval of the plat with the design adjustment as requested this evening and I and the applicant are here and are happy to answer any questions that you might have.

MS. LOE: Thank you, Ms. Bacon. Before we go to any Commissioner questions, I'd like to ask any Commissioner who has had ex parte prior to this meeting related to Case 20-2019 to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none, were there any questions for staff? Ms. Burns.

MS. BURNS: Ms. Bacon, I have one question about the sidewalk. That is going to be on the north side of Burnam Road; is that correct?

MS. BACON: Yes, ma'am.

MS. BURNS: Will it be on the applicant's property or would it extend into the street to the south at all?

MS. BACON: So it would be on the back of curb and it would be within the existing right-of-way. So Burnam presently has the required 50 foot of right-of-way and that is sufficient to have both the roadway and the sidewalk with it.

MS. BURNS: Thank.

MS. LOE: Are there any additional questions for staff? Seeing none, we will open up the floor for public comments.

PUBLIC HEARING OPENED

MS. LOE: So if there's anyone in the audience that would like to come forward and speak on this matter, we would welcome that. If you do come forward, please give us your name and address for the record. And we have a couple group comments tonight. So we're just going to set the table now. If

there's anyone speaking for a group, you'll be limited to six minutes. If there's anyone speaking individually on their own, you have three minutes to speak. Is there anyone that would like to speak on this matter? Please come forward to the podium and give us your name and address.

MR. OTT: I want to make sure that I'm speaking on the right thing. Is this related to the Phi Psi House?

MS. LOE: Yes.

MR. OTT: Okay. I just have a couple of concerns and questions. My name is John Ott. My address is 212 Bingham Road. I'm president of the Grasslands Neighborhood Association. Some of the neighbors just had two concerns, and this may or may not be the place to address this, but they were curious about the number of parking spaces in this new project, are they adding parking to it. There's been a history of, and I don't have all the information tonight, but there's been a history of commercial parking in the neighborhood where they would have more spots than occupants and they would lease those out to people in other parts of Greek Town and then that creates more traffic in our neighborhood and, you know, certainly we're proud that -- we're glad they're there and that they're doing a great project but that's a concern for us that there would be too many parking spots. That's an interesting, probably an interesting consideration. The other one is there is no access on Burnam Road from their property, from their driveway to Burnam. Currently I believe it's all going to Providence Road and some of the neighbors expressed concern about people, all the traffic now pouring out into the neighborhood to exit there instead of where it historically has been. So I don't know if this is the appropriate place to do that or if it's done with the building group. I don't know if the platting period.

MS. LOE: We're looking at a final plat. So we're not looking at modifications or improvements made on the site this evening. Mr. Zenner, with the changes that are being proposed, could they modify their parking or access or is that something that would have to come back before a group?

MR. ZENNER: Modification of the parking would be related to the actual construction plans. There was a demolition permit sought to remove an addition that was on the building and we are aware that there will be a future expansion. So as part of the review of those building plans, there would be a determination of parking compliance since it is being reconstructed. That is a requirement of the code. We do have particular maximum provisions of parking which are appealable to the Board of Adjustment should they exceed. If you recall, there are two thresholds within the code. There's a maximum of 125 percent of the required parking per code. Once you've reached that threshold, you have to meet additional design related matters and it's administrative approval subject to meeting those criteria. Once you have reached 200 percent of the required parking per the code, to exceed that you must then request a Board of Adjustment action for a variance. As it relates to the driveway access onto Burnam, the code has specifications as it relates to driveway spacing. Yes, this property is split zoned between the R-MF and the R-2 zoning district. As long as the location of that driveway meets our design requirements or traffic engineering design requirements, I'm unaware of any restriction on the ability to be able to put a

driveway to a residential or an R-MF zoned property off of a residential street.

MS. LOE: Thank you, Mr. Zenner.

MR. OTT: I just want to be on the record about those concerns. Thank you.

MS. LOE: I understand. Were there any questions for Mr. Ott? I see none. Thank you.

MR. OTT: Thank you.

MS. LOE: Did anyone else want to come forward with comments on this case? Seeing none, I'm going to close the public comment period.

PUBLIC HEARING CLOSED

MS. LOE: Commissioners' comments? Ms. Russell?

MS. RUSSELL: I'll go ahead and make a motion. I move to approve the Missouri Alpha of Phi Kappa Psi Subdivision and approval of the design adjustment to Section 29-5.1(c)(4) and Appendix A of the UDC.

MR. MacMANN: Second.

MS. LOE: Thank you. That was a second by Mr. MacMann?

MR. MacMANN: Yes.

MS. LOE: Are there any comments on this motion or any discussion on this motion? Seeing none, Ms. Burns, may we have a roll call, please.

MS. BURNS: Certainly.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann.
9-0 Motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council.